

BROX COMMUNITY LAND NEEDS COMMITTEE MEETING
November 21, 2013 – Meeting Minutes
Town Hall, Office of Community Development Meeting Room, 6:30 PM

MEMBERS PRESENT: Tom Sloan (PB), Audrey Frazier (Conservation Commission), Justin Wisbey (MCAA Fields Committee), Rick Riendeau (DPW), Jerry Guthrie.

MEMBERS EXCUSED: Tim Finan, Nicole Banks

STAFF: Bill Parker, Comm. Dev. Director; Jodie Levandowski, Town Planner

The Brox Community Land Needs Committee met at 6:30 p.m. to commence review and provide recommendations to the Planning Board and Board of Selectmen on the best use of the Brox “community lands” (Tax Map 38 Lots 17 and 58).

Janet Langdell, Chairperson of the Planning Board, thanked everyone for coming and offering their volunteer time for the Brox Community Land Needs Committee. The Planning Board had identified the need to update the 2005 conceptual plan and felt it was important for representatives of those groups originally involved to participate again. Once the BCLNC finishes its work the Planning Board will provide a period for public comment.

Introductions of all committee members and support staff were made.

The committee reviewed the official charge *“Using the 2005 Brox Property Community Land Master Plan Study as a foundation, provide updated recommendations to the Planning Board on the best use of the Brox “community lands” (Tax Map 38/Lots 17 and 58) to meet the anticipated needs for municipal, school, and recreation facilities and incorporating priority conservation actions through the year 2035. The recommendations shall be provided to the Planning Board no later than January 31, 2014.”*

Bill Parker provide the committee with a time frame for completion as this will need to be presented to the Planning Board and then made available for public input and review no later than January 2014.

The Committee designated a chairperson and secretary. Tom Sloan volunteered Tim Finan to chair the committee, Audrey Frazier seconded and all in favor. T. Sloan then nominated Town Staff to serve as secretary, A. Frazier seconded and all in favor.

B. Parker reviewed materials with the committee beginning with the 2000 *Report and Recommendations on Providing and Preserving Land for Future Community Needs*. The Committee reviewed the 2005 Brox Master Plan map which identified developable areas to meet the needs determined in 2000. T. Sloan asked if there was a difference between the 2005 map and the 2013 wetlands delineation and plan. B. Parker clarified the 2013 wetlands delineation used the 2005 plan as a base layer and definitively identified the wetlands from actual field work. This had not been done prior to the concepts laid out in 2005. T. Sloan asked what the wetland buffer was at this location. B. Parker clarified the setback from Birch Brook is 50 feet and all other areas is 25 feet.

The Committee reviewed the *Community Facilities* chapter of the Milford Master Plan. B. Parker then read comments provided for the BCLNC from Fire and Ambulance stating that the area currently designated on the 2005 plan would still fulfill potential location and space requirements. No response was received from Cemeteries. Rick Riendeau stated that DPW would like a garage at this location for its proximity to the salt for winter road maintenance. B. Parker asked DPW and Cemeteries to submit a list of needs to the committee. A. Frazier suggested she would like to see a table with all departments and their needs with a time frame that can be distributed to the Committee.

B. Parker presented the Committee with population projections recently developed by the Community Development Office. A lengthy discussion ensued on school capacities and population changes over the last 30 years. It was discussed that all schools in Milford have additional room for students and are not at full capacity. B. Parker added that declining school enrollments are a common theme in the state of New Hampshire.

Justin Wisbey presented the *2013 MCAA Needs Analysis* to the Committee and discussed field usage in town. Much discussion followed on fields, maintenance and phasing of current facilities. J. Wisbey stated that there is a need for more open field playing areas in Milford. Not only is the mix of sports changing but now sports programs are playing year round. The analysis stated that the current sports fields are at capacity and our fields are getting over used. The North River road field is maxed out. J. Wisbey indicated that a field should only be used for X amount of hours to allow regrowth during down time. J. Wisbey stated the MCAA needs analysis identified some fields are being used at all times during peak seasons.

Considerable discussion followed between committee members on fees and maintenance of playing fields. J. Wisbey suggested that the Recreation Department maintain all playing fields. Rick Riendeau stated DPW currently maintains all public playing fields in town.

The committee discussed what their approach should be. Jerry Guthrie suggested the group prepare recommendations and determine potential funding sources. J. Wisbey mentioned that the group should also determine if there is interest in the community and determine current and future needs and a report should be submitted to the Planning Board and Board of Selectmen.

A time for the next committee meeting was determined amongst the group. The next meeting will be held on Thursday, December 5, 2013, in the Office of Community Development Community Room at 6:30 p.m. The committee will regroup to review DPW needs and brainstorm locations and ideas.

There being no other business, the meeting was adjourned at 7:45 p.m.